Meeting Packet

Planning and Zoning Commission Special Called Meeting

09/21/2020





VILLAGE OF VOLENTE, TEXAS AGENDA

NOTICE OF A SPEICAL CALLED MEEING PLANNING AND ZONING COMMISSION MONDAY, SEPTEMBER 21, 2020, 5:30 PM VIA VIDEOCONFERENCING AS DESCRIBED BELOW

Notice is hereby given that the City Council of the Village of Volente, Texas, will hold a REMOTE Special Called Meeting on Monday, September 21st, 2020, at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the City Council of the Village of Volente will conduct a videoconference meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 763 391 2006, Password: 7B6qDk

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to city.secretary@volentetexas.gov by 12:00 Noon on September 21, 2020.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing <u>city.secretary@volentetexas.gov</u>. Comments must be received by 12:00 Noon on September 21, 2020.

- I. ITEMS OPENING THE MEETING
 - A. Call to Order
 - B. Call Roll and Establish Quorum
 - C. Pledge of Allegiance
- II. CITIZEN COMMUNICATIONS
- III. PUBLIC HEARING AND ACTION

APPLICATIONS FOR VARIANCES

1. Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead

utility poles as needed at the location of 16308 Jackson Street (Village at Volente Phase 2, Lot 16, 816 A, 1.29 acres).	ock
A. Applicant Presentation B. Open Public Hearing C. Close Public Hearing D. Discussion	
E. Motion	
Made by:	
Motion:	
Vote:	
2. Request by Mike and Debbie Gold and Bryan and Ligaya Thompson for a variance in accordance we Village of Volente Code of Ordinances Section 9.05.124 (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-0-36, Sec 33.351, to install an overhead utility posts shared use as needed at the property lines of 8017 and 8023 Lakeview Street (Lake Travis Sub. No Lot C and Lot B, 1.07 acres/1.06 acres).	le
A. Applicant Presentation	
B. Open Public Hearing	
C. Close Public Hearing	
D. Discussion	
E. Motion	
Made by:/	
Motion:	
Vote:	
3. Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124 (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at 16313 Jackson Street (Lime Creek Estates, Lake Travis Sub. No. 2, Lot 3, 1.5939 acres).	
A. Applicant Presentation	
B. Open Public Hearing	
C. Close Public Hearing	
D. Discussion	
E. Motion	
Made by://	
Motion:	
Vote:	

4. Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124 (Electric, Cable, Telephone, and

Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 ne needed at the location in the easement at 16304 Jackson Street (Village of Volente Block A, 1.40 acres). Electrical primary pole for power to 16313 Jackson Street (Lim Travis Sub. No. 2, Lot 3, 1.5939 acres.	et (Village of Volente Phase 2, Lot 17,	
A. Applicant Presentation B. Open Public Hearing		

C. Close Public Hearing
D. Discussion
E. Motion
Made by:
Motion:
Vote:
5. Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a variance in accordance with Village of Volente Code of Ordinances Section 9.02.041 (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108, at 16313 Jackson Street. (Lime Creek Estates Lake Travis Sub. No. 2, Lot 3, 1.5939 acres).
A. Applicant Presentation B. Open Public Hearing
C. Close Public Hearing
D. Discussion
E. Motion
Made by:/
Motion:
Vote:
IV. ADJOURNMENT
I, Debbie Gold, Interim City Secretary, hereby certify that a copy of the above agenda was posted at the Village office in the window and online, places convenient and readily accessible to the general public at all times, and said agenda was posted on or before 5:30 p.m. on the 17th day of September, 2020.

A quorum of the City Council or Board of Adjustment may be in attendance at this meeting; however, no official action by the City Council or Board of Adjustment shall be taken. The Village of Volente is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (512) 250-2075 at least 48 hours in advance.

Debbie Gold, Interim City Secretary

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Application for Variance



VILLAGE OF **VOLENTE**

VUV	USE
ON	LY:

ONLI.
Date of Submittal
BOA/P&Z:
Public Ntc Date:
Date of Mtg:
Approve / Deny:
Findings of Facts:

☐ Zoning ☐ Development ☐ Building ☐ Other:
Property Address: 16308 Jackson Street
Legal Description: LOT 16 BLY A VILLAGE AT VOLENTE PHS 2
Acreage: 1.2900 Is property within floodplain? NO
Property Owner(s): <u>Jerry Barnes & Michael Bibeautt</u>
Phone: 512-585-9070 Email: jrbarnes@austin.rr. com
Mailing Address: 7304 Halbert Dr. Austin, Tx 78750
Contractor: David Weekley Home Eontact Name: Chive Butter
Phone: 512-821-8803 Email: Coutlered Whomes.com
Mailing Address: 9000 Waterford Centre Bird. Austin, Tx
*Authorized Agent form must be completed if applicant is not owner
Project for Which Variance Is Sought: New Overhead Power Pole
for Power to Property + Primary Pole to bring
Applicable Section/Subsection of Ordinance: Sec. 9.05.124 to Properti
Justifications: Access to electricity from power lines.
Nearest Primary Pole is within neighbor's property lines.
See justification letter for details
Special Conditions: NO electrical easement along
property boundaries
Attachments: Photos Site Plan Conceptual Plan Letter
SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION
That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in

rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review

STAFF:



September 17, 2020

16308 Jackson Street Village of Volente

Re: Variance Review

Dear Mayor Nace:

Now more than ever there is a need in the Village for more overhead utility poles per PEC's recommendations. In the past PEC would work with the homeowners to come up with solutions on how to reduce the number of poles but lately they are requesting more and more poles. It is PEC's responsibility to provide power to the home owners and we have rules that state no new overhead utilities. I don't know how to make a recommendation to the Village, this is up to P&Z and Council to make this decision.

This letter addresses several of the sites all requesting the same variance: 16308 & 16313 Jackson Street, 8017 & 8023 Lakeview Street.

16313 Jackson: The existing overhead power lines along Jackson Street are on the west side of the street and in order to cross the road PEC is requiring a pole across the street and on the property.

16308 Jackson: The existing overhead powerlines are on the same side of the property however PEC is requiring two poles, a pole in the PEC easement and another pole on site. This type of variance in the past was handled by one new pole and a weather head drop in the easement along the main pole which would reduce the number of poles in the Village. See the attached image.

8017 & 8023 Lakeview: These two properties have the same issue as 16313 Jackson because the electrical is on the opposite side of the street. A new pole is required for the owners to have a drop at this location.

My opinion is that the Village needs to work closely with PEC to come up with power supply alternatives for overhead power and crossing the street or we are going to have more and more overhead in the community. If you have any questions or need any additional information please feel free to call or email me at 512.297.8651 or marc.dickey@gmail.com.

Thank you.

Marc Dicke

How to How to a pode grounder

August 6, 2020

Village of Volente

ATTN: Permit Department

16100 Wharf Cove

Volente, Texas 78641

512-250-2075

RE: Variance Application

16308 Jackson Street Volente, Texas 78641

Village of Volente Permit Department:

Please accept the enclosed application and required documents for the above mentioned address. The lot is currently vacant. We will be constructing a single story, single family residence for individual property owners Michael Bibeault & Jerry Barnes.

In order to access electricity in their new home, we require access to the power lines currently in place on Jackson Street. The proper procedure to safely ensure adequate power is for the service provider, Pedernales Electric Cooperative, to install a new primary power pole within the property boundary line. Further, we then require a new power pole within the property boundary to connect the primary pole to the underground service which will initiate power to the new home. To clarify, we are requesting two poles to establish proper service for the homeowner.

If you need any additional information regarding this project, please feel free to contact me at 512-821-8803.

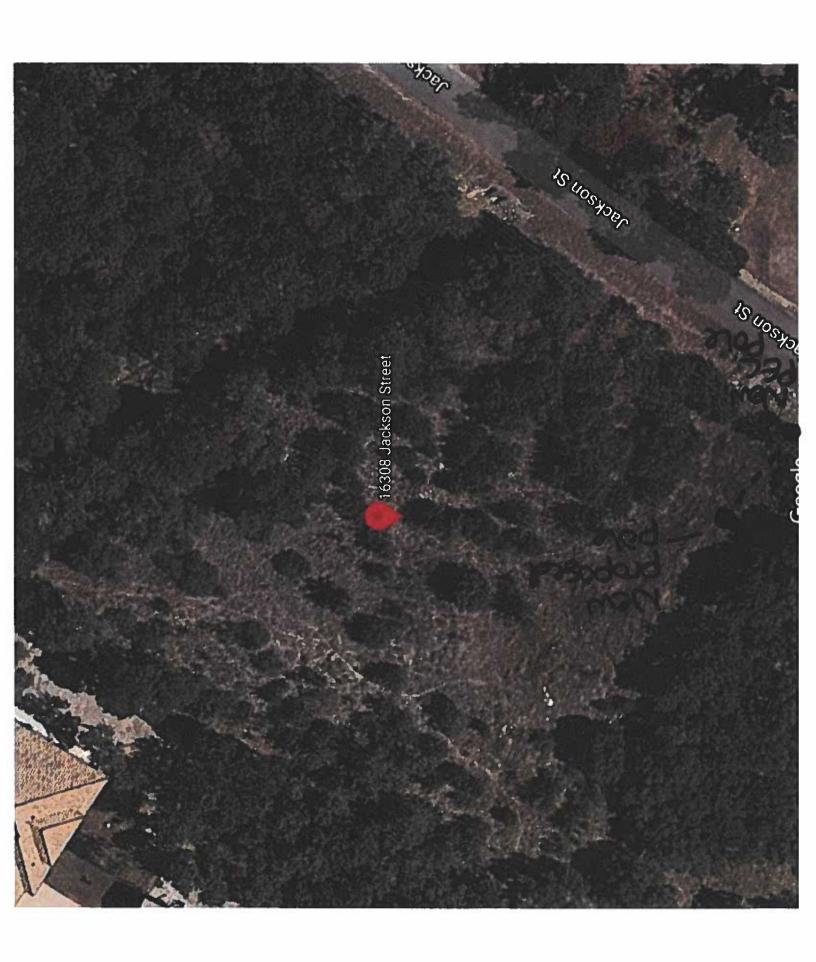
Sincerely,

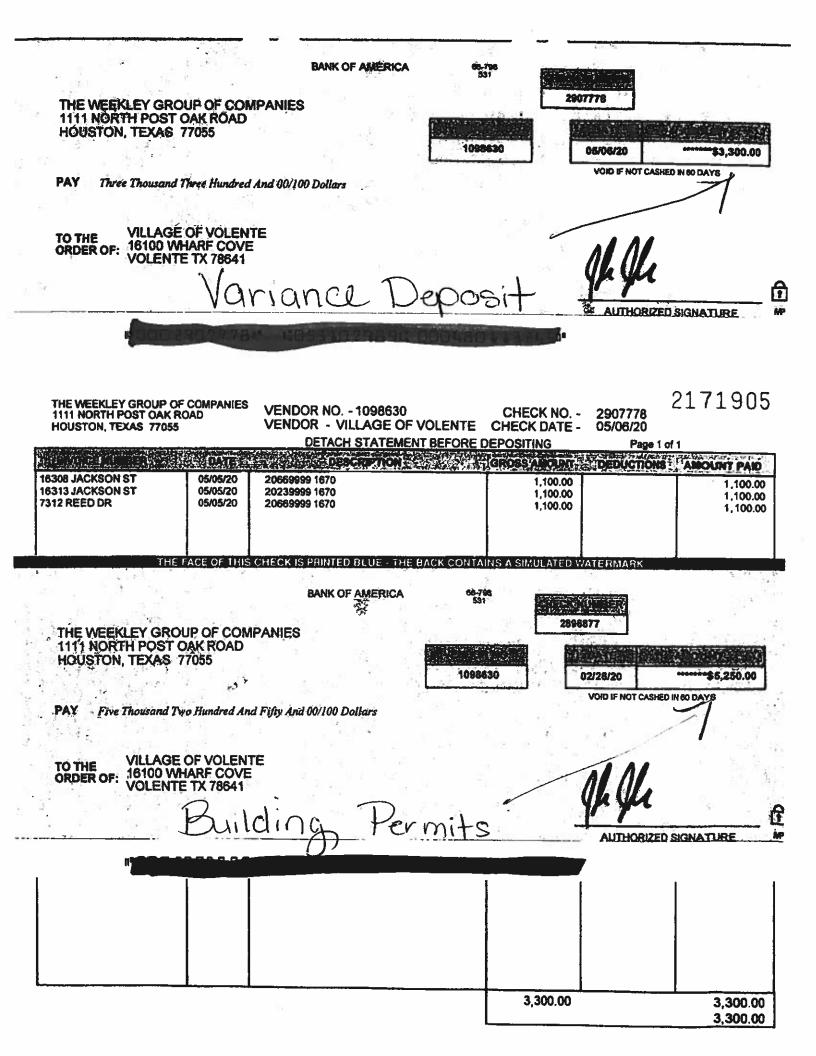
Chioe Butler

Starts Coordinator

David Weekley Homes







BANK OF AMERICA

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THE WEEKLEY GROUP OF COMPANIES 1111 NORTH POST OAK ROAD HOUSTON, TEXAS 77055

1098630

06/10/20 ***\$3,300.00 VOID IF NOT CASHED IN 60 DAYS

PAY.

Three Thousand Three Hundred And 00/100 Dollars

VILLAGE OF VOLENTE TO THE 16100 WHARF COVE ORDER OF: **VOLENTE TX 78641**

AUTHORIZED SIGNATURE

THE WEEKLEY GROUP OF COMPANIES 1111 NORTH POST OAK ROAD HOUSTON, TEXAS 77055

VENDOR NO. - 1098630 VENDOR NO. - 1098630 CHECK NO. - VENDOR - VILLAGE OF VOLENTE CHECK DATE -

2177306 2912777 06/10/20

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		DETACH STATEMENT BEFORE		Page 1 of	
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7312 REED ON	00/03/20	20009999 1070	1,100.00		1,100.00
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THE WEEKLEY GROUP OF COMPANIES 1111 NORTH POST OAK ROAD HOUSTON, TEXAS, 77055

1098630

02/26/20 \$5,250.00 VOID IF NOT CASHED IN 60 DAYS

Five Thousand Two Hundred And Fifty And 00/100 Dollars

TO THE ORDER OF:

VILLAGE OF VOLENTE 16100 WHARF COVE **VOLENTE TX 78641**

UTHORIZED SIGNATURE

Juilding Permit Application Fee's for 14308 Mackson, 16313 Jackson and 7312 Reed Dr. 2160543

THE WEEKLEY GROUP OF COMPANIES 1111 NORTH POST OAK ROAD

VENDOR NO. - 1098630

CHECK NO. -

2896877

VENDOR - VILLAGE OF VOLENTE CHECK DATE -HOUSTON, TEXAS 77055 02/26/20 DETACH STATEMENT BEFORE DEPOSITING Page 1 of 1 DUCTIONS AMOUNT PAID 16308 JACKSON ST 02/21/20 20669999 1670 1,750.00 16313 JACKSON ST 02/21/20 20239999 1670 1,750.00 1,750.00 02/21/20 **7312 REED DR** 20669999 1670 1,750.00 1,750.00 Builders Deposita 16308 Hackson + 1,750.00 16313 Hackson 7312 Reed Dr \$ 1,750.00 465092 2020 No. eckley group of Companies two hundred and fifty dollars vollars OFOR RENT ackson & 110313 clarkson Builders Permit FOR CASH ACCOUNT FROM Chloe Butter to Village of Volente CHECK PAYMENT 250.00 ORDER BAL: DUE CREDIT anilles Healew RECEIVED: 313120 SCANNED: ENTERED: DEPOSITED: CHECK: 289687

5,250.00

5,250.00 5,250.00

TICE OF PUBLIC HEARIN(

Notice is hereby given that the Village of Volente Planning and Zoning Commission will hold a Special Called Meeting and Public Hearings on Monday, September 21, 2020 at 5:30 PM to consider the following:

The meetings will be conducted utilizing a videoconferencing tool. Planning and Zoning Commission, City Council members, staff and citizens will participate via audio only. Instructions and direct links to view the meetings or speak during citizens comment can be found at villageofvolente-tx.gov.

To participate in the citizens comment portion of the meeting all questions or comments must be submitted 3 hours prior to the beginning of the meetings utilizing the Village's email city.secretary@volentetexas.gov. The virtual login will start approximately 20 minutes prior to the meetings which will begin at 5:30 p.m. For information concerning these matters email city.secretary@volentetexas.gov.

APPLICATION FOR VARIANCE:

Request by Mike and Debbie Gold and Bryan and Ligaya Thompson for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install an overhead utility pole as shared use as needed at the property lines at the location (8017 and 8023 Lakeview Street) Lake Travis Sub. No 1 Lot A/Lot B. 1.07 acres/1.06 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3, 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 new primary pole as needed at the location in the easement location 16304 Jackson Street, Lot 17, Block A Village of Volente Phase 2, 1.40 acres property belonging to: Saye Kiaei Trust 4438 North 85th Street Scottsdale, AZ 85251-2827. Electrical primary pole for power to (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3, 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.02.041, (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108.(16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16 Block A, Village at Volente Phase 2. 1.29 acres.

TICE OF PUBLIC HEARING

Notice is hereby given that the Village of Volente City Council will hold a Special Called Meeting and Public Hearings on Tuesday, September 22, 2020 at 5:30 PM to consider the following:

The meetings will be conducted utilizing a videoconferencing tool. Planning and Zoning Commission, City Council members, staff and citizens will participate via audio only. Instructions and direct links to view the meetings or speak during citizens comment can be found at villageofvolente-tx.gov.

To participate in the citizens comment portion of the meeting all questions or comments must be submitted 3 hours prior to the beginning of the meetings utilizing the Village's email city.secretary@volentetexas.gov. The virtual login will start approximately 20 minutes prior to the meetings which will begin at 5:30 p.m. For information concerning these matters email city.secretary@volentetexas.gov.

APPLICATION FOR VARIANCE:

Request by Mike and Debbie Gold and Bryan and Ligaya Thompson for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install an overhead utility pole as shared use as needed at the property lines at the location (8017 and 8023 Lakeview Street) Lake Travis Sub. No 1 Lot A/Lot B. 1.07 acres/1.06 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 new primary pole as needed at the location in the easement location 16304 Jackson Street, Lot 17, Block A Village of Volente Phase 2, 1.40 acres property belonging to: Saye Kiaei Trust 4438 North 85th Street Scottsdale, AZ 85251-2827. Electrical primary pole for power to (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.02.041, (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108, (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3, 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16 Block A, Village at Volente Phase 2. 1.29 acres.

Public Notice of a Variance Requests within 200 feet of Your Property

Planning and Zoning Commission Meeting: September 21, 2020 at 5:30 p.m.

City Council Meeting: September 22, 2020 at 5:30 p.m.

Jerry Barnes and Michael Bibeault 16308 Jackson Street

VARIANCE FOR:

Notice is hereby given that public hearings will be held at the Village of Volente Planning and Zoning Commission meeting at 5:30 p.m. on Monday, September 21, 2020 and at the City Council meeting at 5:30 p.m. on Tuesday, September 22, 2020 at the Volente City Hall, 16100 Wharf Cove, Volente, TX 78641 on Zoom Meeting to consider:

A variance from the Village of Volente Code of Ordinances as follows: Sections 9.05.124 (Electrical, Cable, Telephone and Telecommunications Utilities) Ordinance No. 2004-0-36, Sec 33.351, to install two (2) new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16, Block A, Village at Volente Phase 2, 1.29 acres.

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the City Council of the Village of Volente will conduct a video conference meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Corona virus (COVID19).

Join Zoom Meeting

The public may participate in this meeting by dialing in to the following toll-free number:

(346) 248-7799, Meeting ID 763 391 2006, Password: 7B6qDk (passwords are case sensitive)

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing <u>city.secretary@volentetexas.gov</u>.

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to city.secretary@volentetexas.gov for Planning & Zoning by 12:00 Noon on Monday, September 21, 2020, for City Council by 12:00 Noon Tuesday, September 22, 2020.

For delivery information	D MAIL IN REC Infly; No Insurance Cation visit our website	Coverage Provided)
reduced. IX	7860 A L	USE
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(Endorsement Required) Total Postage & Fees Sent To	\$	09/16/2020
Street, Apt. No.;	thy mor	mS
City State 7/9: 4		man
Vol	Lente, TX	78641
PS Form 3800. August 20	Uo	See Reverse for Instructions

e?

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

(CHECK ONE & INCLUDE NECESSARY SUPPORTING MATERIAL)



VILLAGE OF VOLENTE

VOV USE

ONLY: Date Submitted: Amount Rec'd: Receipt No.

Date Approved by Engineer:

Address of Property: 16308 Jackson Street
Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PHS 2
Property Owner Name(s): Jerry Barnes & Michael Bibeault Telephone: 512-585-9070 Email: jrbarnes@austin.rr.com Mailing Address: 7304 Halbert Dr. Austin, TX 78750
Contractor: David Weekley Homes Contact Name: Chloe Butler Telephone: 512-821-8803 Email: cbutler@dwhomes.com
Pelephone: 012 021 0000 Email: Country Divid Aventing TV 70750
Mailing Address: 9000 Waterford Centre Blvd Austin, TX 78758
*Authorized Agent form must be completed if applicant is not owner
Existing Use: Vacant Proposed Use: New Single Family Residence Existing Zoning: SR Gross Acres: 1.2900 Project Valuation: ~\$399,000
Existing Zoning. Gross Acres: Project Valuation: Wood, Good
Brief Description of Proposed Work: New Single Story, Single Family Residence
with 3 bedrooms, 3.5 bathrooms and a 3-car garage
The following items or information must be submitted along with this application:
■ Description: Written proposal for the project and/or site plan. Describe in as much detail as possible the current and proposed uses/activities. Attach separate sheets as necessary. ■ Plans: 1 printed copy of the building plans (if applicable) for the property and electronic submission of the plans to the Village of Volente via email. ■ Deposit: Made payable to the Village of Volente for the amount shown in the Fee Schedule.
■ Tax Receipt, Closing Statement or Deed, Authorized Agent Form, & Variance Application as applicable.

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review. STAFF: APPLICANT SIGNATURE Chloe Butler 8/6/2020 Printed Name

Date

Authorized Agent Affidavit



VILLAGE OF VOLENTE

11 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
owner(s) of 16308 Jackson St.
owner(s) of 16508 Jackson St.
authorize Chloc Butleri David Weekley Homes
to represent and act on my behalf regarding the above named property for the
purpose of preparing and submitting applications or requests for inspections to the
Village of Volente for review and approval of the following:
Residential Building (Type of Application, Permit or Inspection)
(Type of Application, Permit or Inspection)
Signature Signature
Michael Bibealt Jenser Print Name Print Name Print Name
$\frac{1/31/3e20}{Date} \qquad \frac{1/31/2020}{Date}$
The State of Texas County of Travis
BEFORE ME, the above signed authority, on this day personally appeared
Michael Bibeault and Jerry Barnes
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed in the above affidavit.
Given under my hand and seal of office on this 31 day of 01, 20 20.
Notary Public Julie Kobertson Julie ROBERTSON
My Commission Expires: O1 13 12020 Notary 10 # 11792100

August 6, 2020

Village of Volente

ATTN: Permit Department

16100 Wharf Cove

Volente, Texas 78641

512-250-2075

RE: Building Permit Application

16308 Jackson Street Volente, Texas 78641

Village of Volente Permit Department:

Please accept the enclosed application and required documents for the above mentioned address. The lot is currently vacant. We will be constructing a single story, single family residence for individual property owners Michael Bibeault & Jerry Barnes. The home will be 2,776 HVAC sq. with an attached, side entry, 3 car garage (total foundation area 4458 sqft.). All specifics, including square footage information, etc. may be found on the enclosed plans.

The well for the property will be installed by Texan Water. A septic system will be installed and the Authorization to Construct and OSSF application will be submitted by Paul Swoyer Septics, LLC.

If you need any additional information regarding this project, please feel free to contact me at 512-821-8803.

Sincerely,

Chloe Butler

Starts Coordinator

David Weekley Homes

Butler, Chloe

From: Sent: Jay Barnes <jrbarnes@austin.rr.com> Thursday, February 13, 2020 1:57 PM

To:

Butler, Chloe

Subject:

Fwd: Government Payments - EZNETPAY

Hi Chloe, here is what I received yesterday from the Travis county tax office. Thanks!

- Jay

Begin forwarded message:

From: payment@eznetpay.net

Date: February 12, 2020 at 16:00:24 CST

To: jrbarnes@austin.rr.com

Subject: Government Payments - EZNETPAY

Travis County Tax Office (<u>www.TravisCountyTax.org</u>)

	PAYMENT RECEIPT
ransaction Details	
Payment To	Travis County Tax Office (www.TravisCountyTax.org)
Payment For	Property Taxes
Account Number	01725306020000
Name	Jerry R Barnes
Payment Date	02/12/2020
Payment Time	04:00:21 PM, CST
Payment Type	Electronic Check
	DIGITAL FEDERAL CREDIT UNION - xxxxx9436
Reference #	9200813223
Transaction ID:	20380779
Payment Amount	\$3366.60
Service Fee	\$1.00
Total Amount	\$3367.60

PLEASE NOTE:

The payment amount charged on your statement will be notated by the words: "GOVERNMENT PAYMENTS"

If you have any questions regarding this transaction, you may call Government Payments - EZNETPAY at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM CST Monday through Friday.









SEARCH

RESULTS

CART

Property Tax Information

Ownership Information

Account#

01725306020000

Owner Name

HAGERMAN SCOTT

LEWIS &

Mailing Address

DEBORAH FAY

HAGERMAN

3424 SCENIC OVERLOOK

TRL

AUSTIN, TX 78734-4361

Legal Description

LOT 16 BLK A VILLAGE AT

VOLENTE PHS 2

2019 Tax Year Detail

Taxing Unit	Assessed Value	Net Taxable Value	Base Due	Penalty /Interest	Attorney Fees /Other Fees	Total
TRAVIS COUNTY	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
TRAVIS CENTRAL HEALTH	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
VILLAGE OF VOLENTE	\$142,545.00	\$142,545.00	\$0.00	\$0,00	\$0.00	\$0.00
ACC (TRAVIS)	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
LEANDER ISD	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
TRAVIS COUNTY ESD #14	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
Total			\$0.00	\$0.00	\$0.00	\$0.00



FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Care Ce Beauvisis

Dana DeBeauvoir, County Clerk Travis County, Texas Oct 03, 2019 04:34 PM Fee: \$38.00

2019154548

Electronically Recorded

AFTER RECORDING MAIL TO: Michael David Bibeault 7304 Halbert Drive Austin, TX 78750

Prepared By: Robertson Anschutz Vetters, LLC 1500 CityWest Boulevard, Ste. 700 Houston, TX 77042

19 36059

GENERAL WARRANTY DEED

15-ITC- NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT Scott Lewis Hagerman and Deborah Fay Hagerman, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Michael David Bibeault and Jerry R. Barnes, II, hereinafter called "Grantee", whose mailing address is 7304 Halbert Drive, Austin, TX 78750, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of One Hundred Seventeen Thousand Nine Hundred Dollars (\$117,900.00), of even date herewith, payable to the order of First Centennial Mortgage Corporation, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Ruth W. Garner, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Travis County, Texas, to-wit:

Lot 16, Block A, VILLAGE AT VOLENTE, PHASE TWO, according to the man-or plat thereof, recorded in Volume 99, Page 277, Plat Records, Travis County, Texas

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

(DaD) RA0741860 - WDIndv.tx - Rev. 05/09/2019

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

NOTWITHSTANDING any provision in this general warranty deed to the contrary, Grantees acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the suitability of the Property for any and all activities and uses of purchaser; (c) the merchantability, profitability or fitness for a particular purpose of the Property; (d) the manner or quality of the construction or materials, if any, incorporated into the Property; and (e) the manner, quality, state of repair or lack of repair of the Property.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Page 2 (DoD) RA0741860 - WDIndv. cx - Rev. 05/09/2019

2019154548 Page 3 of 4

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date:

te: OGNO 2, 2

Scott Lewis Hagerman

Deborah Fav Hagerman

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2019154548 Page 4 of 4

State o	f TOUTS	
County	of TEAUS	
This in	strument was acknowledged before me on [Date] tt Lewis Hagerman and Deborah Ray Hageri	· · · · · · · · · · · · · · · · · · ·
Notary	Public: check the appropriate box - and only one box - as a	pplicable to this notarial act:
ţA.	This notarial act is a traditional notarization appearing before me.	. The person(s) acknowledging is/are physically
	by an interactive two-way audio and video of	person(s) acknowledging is/are appearing before me communication that meets the online notarization TX Government Code, and rules adopted under tha
****		Notary Public (Signature of Notarial Officer)
	CODY MITCHELL	
X.	My Nolary iD # 125706342 t Expires May 26, 2022 t	(Printed Name of Notarial Officer)
		My commission expires:

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16308 Jackson Street

Address

Village of Volente

Volente, Texas 78641
Phone/Fax: (512) 250-2075
Email: city.admin@volentetexas.gov
Web: www.volentetexas.gov

PLAN REVIEW

Permit Applicant

Chloe Butler/ David Weekley Homes

		V-0/07-0-1	100-00			Dute Herised
Village at Volente			2	A	16	
Subdivision		Section	Phase:	Block	Lot	
New Residence			R3	V-B		
Project REVIEW – COI	NDITIONALL	Y APPROVED	Group	Construction	Type:	•
			on Submitted			
Docu	ment	Document Date	A/E/S Seal	Registration	1#	
Site	Plan	6/27/2020		, togiction	-	
Found	lation	2/18/2020	PE	75494		
Structural	Framing	2/17/2020	PE	72092		
Wind Bra	ace Plan	2/17/2020	PE	72092	-	
Building	Design	6/27/2020		12002		
Roof		6/27/2020				
Electrica	al Plans	6/27/2020			$\overline{}$	
Energy Co.	nservation	3/17/2020				
Comments					_	
IRC Chpt. 11 IECC 2009	Inspector will site verify code compliance of drainage. The builder is to ensure compliance with all Village of Volente adopted Ordinances. Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows.					
IRC R308.4	will be site-verified. Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. Inspector will site verify.					
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. Inspector will site verify.					
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.					
IBC 1609,1.3	Anchorage a Structural m shall be an continuous secure struc	against overturning, uplembers and systems a chored to resist wind-load paths for these focture. Inspector shall with a letter from a strue with a letter from a strue with a letter from a strue of the chores.	ift and sliding. and component induced overtu inces to the fou site verify. Ins	rning, uplift a undation. Tie- spector may r	ind slic	ling and to provide shall be utilized to

compliance with a letter from a structural engineer.

and 1:150 where only soffit ventilation is used.

Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used,

The rough framed opening of the attic access shall not be less than 22 x 30 inches and

IRC R806

IRC R807.1

7/8/2020

Date Revised

	shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

INSPECTIONS REQUIRED

House

- 1. Temporary Construction Power Inspection
- 2. Plumbing Rough-In / Foundation Layout Inspection
- 3. Water / Sewer Yard Lines Inspection
- 4. Under Slab Water Distribution Piping Inspection
- 5. **1
- 6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
- 7. Re-Frame and Insulation (Energy 1) Inspection
- 8. **2
- 9. Wallboard Inspection
- 10. Gas Test and/or Electrical Service Inspection
- 11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)
- ** Additional Inspections to be performed by others.
 - **1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.
 - **2. 2009 IECC Compliance Inspection (Duct Leakage Test) Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

http://www.energystar.gov/index.cfm?fuseaction=new_homes_partners.showState Results&s_code=TX

To schedule City inspections, contact the Village of Volente @ 512-250-2075.

Plans must be on-site when inspections are being performed.

Plan Review Limitations

This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features and components. This review does not include Dark Sky, Fire Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning.

ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction.

ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.

Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.



SCALE: 1" = 30"

LIVING SQUARE FOOTAGE							
1ST FLOOR	2776	SQFT					
TOTAL LIVING	2776	SQ FT					
LOT	56499	SQFT					
TOTAL SLAB S	QUARE FOO	7					
HOUSE	2776	SQ FT					
3 CAR GARAGE	1117	SQ FT					
FRONT PORCH	52	SQ FT					
COVERED PORCH	513	SQ FT					
TOTAL SLAB	4458	SQFT					
	7.89%						
SLAB COVERAGE	7.8	9%					
TOTAL IMPERVIOUS		ESQUARE					
TOTAL IMPERVIOUS	COVERAGI	SQUARE					
TOTAL IMPERVIOUS	COVERAGE	SQ FT SQ FT					
TOTAL IMPERVIOUS FOO DRIVEWAY	COVERAGE DTAGE 2413	SQUARE					
TOTAL IMPERVIOUS FOO DRIVEWAY SIDEWALK	COVERAGE DTAGE 2413 29	SQ FT SQ FT					
TOTAL IMPERVIOUS FOC DRIVEWAY SIDEWALK A/C COURTYARD TOTAL	COVERAGE 2413 29 16	SQ FT SQ FT SQ FT SQ FT					
TOTAL IMPERVIOUS FOO DRIVEWAY SIDEWALK A/C COURTYARD TOTAL IMPERVIOUS	COVERAGE 2413 29 16 1734 8650	SQ FT SQ FT SQ FT SQ FT SQ FT					
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	TREE CUST						
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	UVE DAE	2,042	9,				
2	CEDAR	TRIPLE	95, 85, 45				
	CEDAR	Tiples	127, 41				
	CEDAR	SHOLE	14"				
3	CEDAR	TRUPLE	75, 45, 21				
•.	CEDAR	BE	8", 8", 4", 4", 4				
7	CEDAN	Titles	8", 3"				
	CEDAR	Thirtie	47, 47				
	CEDAR	Editori	91, 61				
10	CEDA	(Lat	107, 97, 97, 67, 3				
11	UNE DAK	TRAFLE	27, 97, 47				
12	CEDAR	31046	10*				
13	CEDAN	SPICALE	. •*				
. 14	CEDAR	\$sector.	10"				
-5	LATE DAK		9,				
16	UNE DAK		80				
17	LANE DAY		r				
18	LAC DAY		67, 37				
19	CAS DATE		4"				
30	LINE GAN		6"				
21	LATE CAR		7				
23	TIME DAK	SMOOLE	6"				

DRÁNAGE NOTE:

DRAPIAGE WILL NOT ADVERSELY MIPACT ADJOINING LOTS AND ANY DRAINAGE EXITING THE LOT ONTO AN ABUTTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY

SITE PLAY HOTES

- I.) NO EXISTING STRUCTURES ON PROPERTY.

 2.) NO PORTION OF THE PROPERTY IS IN OR ABUTTING THE 100-YEAR FLOOD PLAIN.

 3.) BULBER TO PROVING POSTING DRAWARE ABUT FROM HOUSE AROUND EXTRE STRUCTURE.

 4.) PANISHED GRANGES AS CALLED ON THE PLANS ARE APPROXIMATES AND SHOULD BE VERIFED WITH ARCHITECTURAL AND ENGINEERING PLANS.

FLOOD NOTE

According to our latest copy of the Flood Insurance Rate Maps (F.I.R.M.) Community No. 4845/00215H, Panel No. 784, dotted 09/26/2008, the subject properly does not appear to lie within the Special Flood Maxord Zone Area & hoss a Zone X ratius, All Points Surveying has not conducted an independent flood study and does not warrant the occuracy or current status of any F.E.M.A.

<u> </u>		THEE CUST		Н.		TREE LIST	
TAG	TYPE	CHARACTERISTICS	DWMCTER (MCHES)	TAGE	TYPE	CHARACTERISTICS	OWNETER (INCHES)
23	CEDAR	BANKE	9"	45	CEDAR	SHOLE	r
24	LAVE GAVE	SHOULE	6"	49	CCDAR.	Tripme	97, 47
25	TWE OW	THOME	9*	47	ctour	SHOLE	11*
26	CEDAR	BHIGLE	5"	48	UVE DAK	SMOLE	n°
27	CEBAR	3.JOHUS	6"	48	UNE CAR	Trippe	97, 47
28	CEOAR	THE	0", A"	840	LAKE CHK	SHIGLE	4*
28	CEDAR	BAGLE	14"	31	LINE ONE	\$MGLE	r
30	CEBAR	TRIPLE	61, 61, 61	1 53	LAKE GAK	J.Chris	- 6"
3)	CEBAR	SHOLE	9"	63	LAVE CAR	SHOLE	r
32	CEDAR	SHOULE	12"	94	CEDAR	OUAD	14", 12", 16", 8"
33	CEGAR	SHOLE	6*	50	CEDAR	Dine	117, 01
34	CEBAR	SHOLE	r	···			
33	CEDAR	SHOLE	7", 4"	84	CEDAR	TRIPLE	8", 6", 5"
30	CEDAR	SHOLE	7"	87	CEDAR	S=+CLE	11"
37	CEDAR	\$PACE	6,	54	CCDAR	SHOLE	10°
38	CEBAA	SINGLE	9"	30	CEBAR	SWGLE	11"
30	CEDAR	Tipos	7", 4"	80	CEBAR	S.K	115, 135, 115, 25, 4
40	LIVE ON	33404.6	6"	61	CEDAR	SMOLE	11"
41	LIVE OAK	SINDLE	6"	83	CEDAR	Types	11", 9"
42	UNE CAR	SHOULE .	8"	83	POST DAK	\$PHOLE	6*
43	LINE OUR	SHOLE	6"	84	CEDAI	SHOLE	11.
44	CEDAR	311	77, 87, 67, 67, 67	1943	UNE ONK	S=+OLE	9"

SCREENING MUST COMPLY W/ VOV ORDINANCES

NOTE: YARD TO BE SCULPTED TO PREVENT DRAMAGE FROM CROSSING OVER PROPERTY LINE

DRAMAGE WILL NOT ADVERSELY IMPACT ADJUDING LOTS & WILL BE CARRIED TO A COLAMON PROPERTY CORNER BEFORE EXITING THIS LOT.

AVERAGE GRADE CALCS HIGH POINT GRADE = 789.50 LOW POINT GRADE = 763.10 TOTAL = 1,532.60 AVERAGE GRADE = 766 30

SHE PLAN CONTRAL NOTES.

1. APPLICABLE REGILATIONS: THIS SITE PLAN AND EXERTITING DEPICTED REMAINS SURJECT TO THE ZONING ORDINANCE, THE DEVELOPMENT ORDINANCES AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF VOLENTE ("CITY"). ALL AS NEWFOOTED HE PREFETER AND FOR CONTROL OF THE REGULATIONS. A PPLICABLE REGULATIONS CHANGE OVER TIME. MORDS AND PREASES USED IN THIS SITE PLAN HAVE THE SAME MEMBROS AS IN THE CORRESPONDING APPLICABLE REGULATIONS. LINLESS A DEFERENT MEMBROS CHANGE OF LEARLY MORCHED BY THE CONTROL.

2. PERMITS & APPROVALS. EDICERALLY, CONSTRUCTION OF ALTERATION OF BULLONGS OR OTHER FEATURES IS PROHIBITED WITHOUT A PERMIT OR OTHER APPROVAL FROM THE CITY. CONSTRUCTIONS OF ALTERATION OF BULLONGS OR OTHER FEATURES IS PROHIBITED WITHOUT A PERMIT OR OTHER APPROVAL FROM THE

DIT. CONSTRUCTION OR ALTERATION IS COLERALLY COMPRIED BY APPLICABLE RECULATIONS.

1 DEED RESTRICTIONS IN CONTROL ON THIS SITE PLAN AMENOS OR REMOVES ANY "DEED RESTRICTIONS" PLAT RESTRICTIONS OR OTHER COMPITIONS, COMPINANTS OR RESTRICTIONS, ALL OF WHICH REGISTRY IN EPICE.

4. EFFECT OF APPROVAL OF THIS SITE PLAN SIGNESS ONLY TRAIT THE BUILDING OFFICIAL DID NOT MOTICE MON-COMPLIANCE. APPROVAL OF THIS SITE PLAN DOES NOT: SUSPENSY THAT ANY AREA, BUILDING, OR OTHER TRIBLS COMPLES WITH APPLICABLE RECOLLATIONS. 2) AUTHORIZE OR EXCUSE ANY NON-COMPLIANCE WITH APPLICABLE RECOLLATIONS WITH AREA, BUILDING, OR OTHER TRIBLS COMPLES WITH APPLICABLE RECOLLATIONS. 2) AUTHORIZE OR EXCUSE ANY NON-COMPLIANCE WITH APPLICABLE RECOLLATIONS WITH AREA BUILDING, OR OTHER TRIBLS OR 3) RELIGIOUSH OR MARK MAY PROPERTY RIGHT OF THE CITY. NO APPROVAL— AND ESPECIALLY NOT A MISTAKEN APPROVALE PROPERTY RIGHT.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE APPLICANT IS SULLY RESPONSIBLE FOR THE COMPLETINESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITHAL, WHENER OR NOT THE APPLICATION IS REVENTED FOR COMPLIANCE BY CITY CHOCKETS.

ENGREUS.

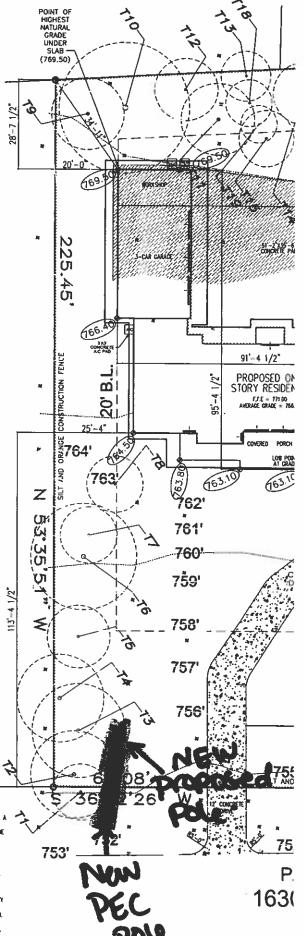
NOTES: 1, SEE SHEET A-3 FOR MOTES AND BETALS, 2, CC/DIMOR SHALL COORDINATE HEN WASTE LINE TO THE INTO EXISTING SEPTIC SYSTEM, 3, NO TREES TO BE REMOVED.

4. A CROWN MILL BE CONSTRUCTED AT THE NEW DISYEMPLY TO FACULTATE WATER BRANAGE ALONG THE DOSTING BRANAGE PATTERNS.

OUTDOOR UNITING SHALL COMPLY WITH FOLLOWING A MALE PACKET BUT UNLESS FLOW YIELDED. BLANGES OVER 1800 LIMBERS MAST BE FILLY SMELDED. C.

FILLY SMELDED LUMBARES SHALL HAVE A CUT-OFF ANGLE OF NO MORE THAN 80 DECREES, AS MEASURED FROM MADER (OR 10 DECREES BELOW HORIZONTAL). D.BUILDING

WOMEN LUMBARES SHALL HOT EXCEED 12 FEET IN MEGHT, E. MAX MEIGHT: 18 FOLE WOONTED, 12 WALL MOUNTED. F. IF NY DOUBT, REQUEST A PROTOMETISC PLAN TO VERREY NO LIGHT TRESPASS.





THE STATE OF THE S

BHENES

PUE = PUBLIC UTILITY EASEMENT

CELCO SURVEYING

REG. \$ 10193975

TEL: 830-214-5109

FAX: 866-571-8323 SURVEY PLAT 2205 STONECREST PATH NEW BRAUNFELS, TEXAS 78130 eddie@celcosurveying.com LOT 2 LOT 3 296.76 N34'43'28"E 7.5' P.U.E. (13038/630 R.P.R.T.C.T.) N52'09'41"W 7.5 P.U.E. (13038/630 R.P.R.T.C. LOT 16 LOT 15 225.80 15' P.U.E. (13038/630 R.P.R.T.C.T.) L1 S37'53'25"W 122.52 CONCRETE O/H POWERLINE JACKSON STREET RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 99, PAGE 277, PLAT RECORDS; VOLUME 12801, PAGE 1048, VOLUME 12930, PAGE 1, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. (DOES AFFECT THIS TRACT) A PERPETUAL EASEMENT AND RIGHT TO FLOOD, INUNDATE AND OVERFLOW: RECORDED VOLUME 609, PAGE 470, VOLUME 650, PAGE 173, DEED RECORDS, TRAVIS COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT) EASEMENT RECORDED IN VOLUME 676, PAGE 633, DEED RECORDS, TRAVIS COUNTY, TEXAS. (BLANKET EASEMENT - DOES AFFECT THIS **LEGEND** = IRON ROD FOUND TRACT) LINE TABLE = IRON ROD SET

EASEMENT RECORDED VOLUME 822, PAGE 465 DEED RECORDS TRAVIS COUNTY TEXAS

LINE

BEARING

LENGTH

PHASE TWO VOLENTE, VILLAGE AT

PACE 2 OF 2 Worch 24, 1997

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Y GUERRA bano Delenutor .. County Berti. 17905 County Deputy

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7-10-17

), Liberas C. Norm, an extract and under the Lass of the state of Teas to practice the profession of Engineering, interferent or the interferent of the Vibras this state is, fresh the From an employmenting stand point und List have also december to the mass of my hand edge get it.

Before m. the understaged outbact by on the 5 may personally appeared francis their so, on to m to the the personal described in the terrange of companying the managed to on the farehold the son for the purpose and comb detection thereto represents and on the people for them is taken.

The 188 yr., storn is contained at thin the druinge exprents as shown hereon. As some or the federal flood frauence his partial and the hope flood hazard area as shown on the federal flood frauence rate may 1 46451 C 4280 E, Irea's County, Teors, albed Lare 16, 1971.

its subdevision of long is located at this a later Chaility Protection Jone, recopized by the State of losss and the Frees Mather Resource Conservation Chair salon, and recorded in the well (2022). Pages 661-429.

I hereby accorded togo that is the fact is in comprisence with the salon ead in prior for the referenced tone. Divis substantial as on plat complies with the deed on regular Agency. I may a County.

), Millian B. Blars, on authorized under the less of the State of feats to practice the profession of surveying, and thereby act this fact that the state copilise with P to to 15 of the Austin City Lose as exerted, is five and correct to the bases of my ability, and was propared from an class, across of the propared from an expension of the propared from the contract of the propared from the propagation of the pro

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Ed. (C. M) com Edward C. Moore Loost S. Moore 3163 See Cave Rd, Su to 225 Austin, 1x 78746

William Douber But and Service to 477 District to 477

1780 Filler 1781 Des Sunt Road, Suito 203 Augulin, Tenas 78246

INNES CLINIT COMESSIDIENS COURT RESOLUTION

negi stered Professiona: Engineer State of Tems

property herein I is subject to the Lever Colorado Biver Author's for Lider property forcer pelicies on HET Demont Offs secure. Deside on yill the proposed for a use other than a is fainly home. A set Constigué on Persit from the LEAR I is tast gos, and secretars may as read me. 1-80-97 Lack and every or of the searings field if for for that is do in the subbid vision must be permitted, inspected and ill creased for operation user those terms, standards and regularizations to the Tema Remain Resource Conserval on Conserval on the sear Colorest search of the such upplications for permits and consist on and Loner Colorest Bever Authority as are in effect at the time such upplications for permits and

) Ireal s county development pend t required prior to any site development

D ha pajets, including but not lind bed to, buildings, fences, or lemoscoping shall be citamed in a one mape rescent except as approved by Iran's Canity

'S to driversy stati be constructed closer than 156 feet no the dege of povenent of an inspecting arterial.

that drainage expenses on private property shall be maintained by the property owner

's Proger ty caver shall provide for access to deal map expensits as noy be necessary and shak! not proba bil access by governmental authori il tes

(s) the structure in this south at the shall be accepted until commercial to a parter or side materalar disposition of the structure of the historial properties of the structure of the historial properties of the structure of the historial properties of the structure of the str

19 ha water entirey be includied at then 150 fret of an our of the austranter of appeal system nor way an our of the wetherster of appeal system the install of all then 150 fret of a saler reft.) to structure in this subdividency built be accorded until communities in a patholic when supply alth editional against type for the community (or faulty use and apprention of an apprential principe or for the materials of special system.

T) Lets 1 & 18 shall not have an access to Line Drafk Road up ins Serransin & Signeti Id ing Tears of a piusing Karlandin Koorrest ny vol. 12966 pais 45-4. Traks courin ceos and records.

6-20-97

LOTTO MO RANGE, IN.

That I. Francois Burkse, President of the Volente Group Inc.

General Pariety Subdivision has a stading for out of the Rush Islandsoctation for Survey No. 81, the Robert Faster Survey No. 10, included in Tradis Country, Islandsoctation for Survey No. 11, the Robert Faster Survey No. 11, included in Tradis Country, Teass, as recorded in Robert Index of Tradis Country, Islandsoctation Robert Index of Tradis Country, Records of Tradis Country, Islandsoctation of Islands at a by Varianty Records of Tradis Country, Islandsoctation Volume 12702, Page 996, 559, 500 Percords of Tradis Country, Islandsoctation Volume 12702, Page 996, 559, 500 Percords of Tradis Country, Islandsoctation Volume 12702, Page 996, 559, 500 Percords of Tradis Country, Islandsoctation Volume 12702, Page 996, 500 Percords of Tradis Country, Islandsoctation Volume 12702, Page 996, 500 Percords of Tradis Country, Islandsoctation Volume 12702, Page 996, 500 Percordsoctation Volume 12702, Prec. 66

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Francis Soni ye Ina Valente Grap 7610 Bary Brive Volente, Teras 78641

STATE OF TEXAS H COMITY DE HAMES H

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PHOTOGRAPHIC NTLAR

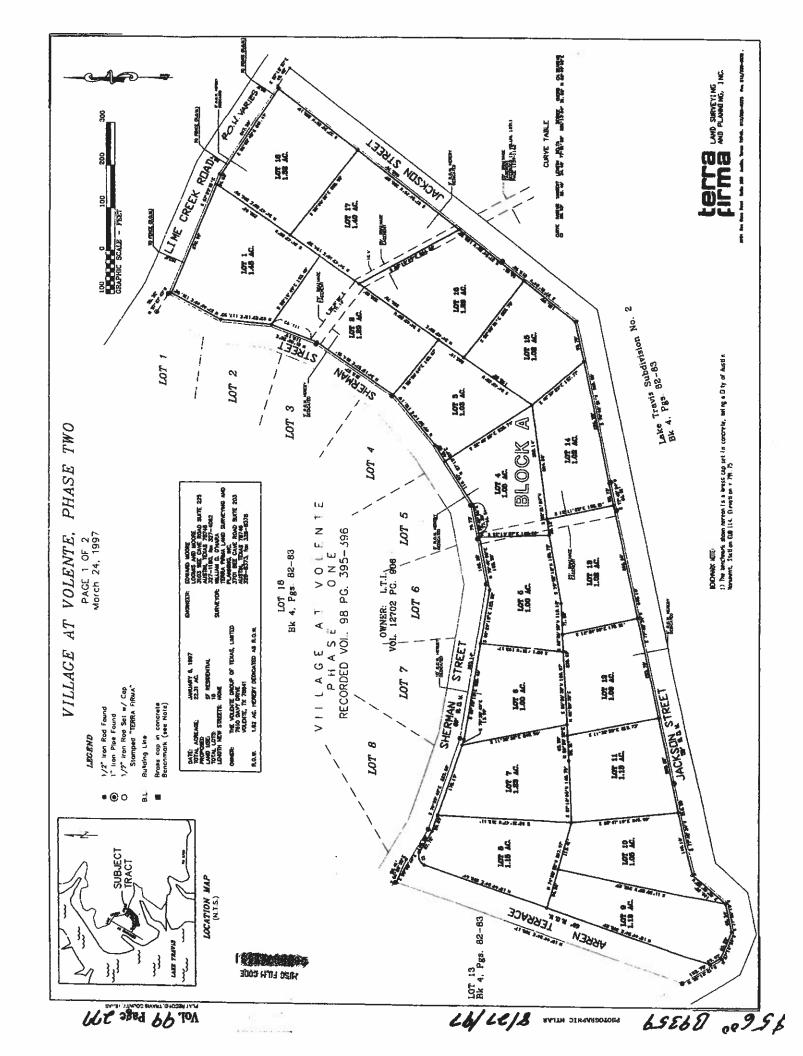
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Sans Belleunder, County Clerk, Travis County, Texas

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Account Property ID: 441034 Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PHS 2 Geographic ID: 0172530602 Zoning: Type: Real Agent Code: **Property Use Code: Property Use Description: Protest Protest Status:** Informal Date: Formal Date: Location Address: 16308 JACKSON ST Mapsco: TX 78641 Neighborhood: Volente Map ID: 016757 Neighborhood CD: T1000 Owner Name: BIBEAULT MICHAEL D & JERRY R BARNES II Owner ID: 1821308 Mailing Address: 7304 HALBERT DR % Ownership: 100.0000000000% AUSTIN, TX 78750-8340 **Exemptions:** (+) Improvement Homesite Value: N/A (+) Improvement Non-Homesite Value: N/A (+) Land Homesite Value: N/A (+) Land Non-Homesite Value: N/A Ag / Timber Use Value (+) Agricultural Market Valuation: N/A N/A (+) Timber Market Valuation: N/A N/A (=) Market Value: N/A (-) Ag or Timber Use Value Reduction: N/A

N/A

N/A

N/A

and the same of th

(=) Assessed Value:

(=) Appraised Value:

(-) HS Cap:

Owner: BIBEAULT MICHAEL D & JERRY R BARNES II

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
1G	TRAVIS CO BCCP	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
5G	VILLAGE OF VOLENTE	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
69	LEANDER ISD	N/A	N/A	N/A	N/A
71	TRAVIS CO ESD NO 14	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
			Taxes	w/Current Exemptions:	N/A
			Taxes	w/o Exemptions:	N/A

Improvement / B. L.i.

No improvements exist for this property.

Land

# Type D	escription Acre	s Sqn	ETT Pront	ET Depth	Market Value	Prod. Value
1 LAND Las	nd 1.291	00 56192.40	0.00	0.00	N/A	N/A

Roll Value His r

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$142,545	0	142,545	\$0	\$142,545
2018	\$0	\$117,000	0	117,000	\$0	\$117,000
2017	\$0	\$93,000	0	93,000	\$0	\$93,000
2016	\$0	\$93,000	0	93,000	\$0	\$93,000
2015	\$0	\$93,000	0	93,000	\$0	\$93,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/2/2019	WD	WARRANTY DEED	HAGERMAN SCOTT LEWIS &	BIBEAULT MICHAEL D & JERRY R BARNES II			2019154548
2	9/18/2018	WD	WARRANTY DEED	TRAN TRUC TRUNG & THUAN	HAGERMAN SCOTT LEWIS &			2018148511
3	11/11/1999	WD	WARRANTY DEED	SHIP & SHERI DEVELOPMENT INC	TRAN TRUC TRUNG & THUAN	00000	00000	1999141851TR

Questions Please Call (512) 834-9317

the view distinguishing and the groups. The time manifelial feet or may 10



Village of Volente
16100 Wharf Cove
Volente, Texas 78641 Phone/Fax: (512) 250-2075 Email: city.admin@volentetexas.gov Web: www.volentetexas.gov

PLAN REVIEW

			eekley Hom	53	7/8/2020
Address:	Permit Appli	icant:			Date Revised:
Village at Volente		_ 2	A	16	
Subdivision:	Section:	Phase:	Block:	Lot:	
New Residence		R3	V-E	3	
Project:	Zoning:	Group:	Constructio	n Type:	
<u>REVIEW – CONDITIONALLY APPROV</u>					
	umentation	Submitted			
Document Documer		A/E/S Seal	Registratio	n#	
Site Plan 6/27/2					
Foundation 2/18/2		PE	75494		
Structural Framing 2/17/2		PE	72092		
Wind Brace Plan 2/17/2		PE	72092		
Building Design 6/27/2					
Roof Plan 6/27/2					
Electrical Plans 6/27/2					
Energy Conservation 3/17/2	020				
Comments	12235252				
A site plan was submitte	ed. It is the	e responsibilit	y of the bui	lder to e	nsure that building
setbacks and easements	are observ	ved. A form	check survey	/ by a lic	ensed professional
surveyor may be required	prior to coi	ncrete placem	ent.		
The builder is to ensure	that the fil	nal drainage	flows away	from the	structure per IRC.
Inspector will site verify	code com	pliance of dr	ainage.		
The builder is to ensure co	ompliance v	With all Village	of Volente a	dopted (Ordinances.
	ssumed in	Rescheck c	alculations a	re incor	porated into home
IECC 2009 construction. Please be a will be site-verified.	avisea pro	posed O valu	es and snad	ing coem	icients for windows
IRC R308.4 Tempered glass is require	d within 2'	of any swingi	ng opening,	by bathir	ng areas, and along
walking paths where the g	glass will b	e within 2' of	the finished	floor. A	Additional tempered
glass appears to be neces	sary. Insp	ector will sit	e verify.		•
IRC R308.4, #7 Glazing where the bottom	exposed	edge of the g	lazing is les	s than 30	6 inches above the
plane of the adjacent wall	king surfac	ce of stairway	s, landings b	etween 1	flights of stairs and
ramps shall be considered	l to be a ha	zardous locat	ion. Inspect	or will si	te verify.
IRC R703.8 Approved corrosion-resist	tive flashin	g shall be pr	ovided in th	e exterio	or wall envelope in
such a manner as to prev	ent entry o	of water into t	the wall cavit	y or pen	etration of water to
the building structural fram					<u> </u>
IBC 1609.1.3 Anchorage against overtur					
Structural members and s	systems an	id component	s and claddi	ng in a b	uilding or structure
shall be anchored to res	ist wind-in	aucea overtu	rning, uplift	and slidi	ing and to provide
continuous load paths for	tnese tord	ces to the fol	indation. Ti	e-downs	shall be utilized to
secure structure. Inspect	ior snail si	ite verity. Ins	spector may	require v	verification of code
compliance with a letter from IRC R806 Attic ventilation is required		urai engineer.	4.200	_ 4_!	
IRC R806 Attic ventilation is required and 1:150 where only soffi	u. I NO MII it vantilatia:	nimum ratio is	T:300 where	e "ridge"	ventilation is used,
IRC R807.1 The rough framed opening			all not be le	an ther C	20 v 20 inches
CC: File Village of Velente Applicant	y or trie at	uc access sn	an not be let	ss man 2	22 x 30 inches and

	shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

INSPECTIONS REQUIRED

House

- 1. Temporary Construction Power Inspection
- 2. Plumbing Rough-In / Foundation Layout Inspection
- 3. Water / Sewer Yard Lines Inspection
- 4. Under Slab Water Distribution Piping Inspection
- 5. **1
- 6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
- 7. Re-Frame and Insulation (Energy 1) Inspection
- 8. **2
- 9. Wallboard Inspection
- 10. Gas Test and/or Electrical Service Inspection
- 11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

* Additional Inspections to be performed by others.

- **1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.
- **2. 2009 IECC Compliance Inspection (Duct Leakage Test). Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

http://www.energystar.gov/index.cfm?fuseaction=new homes partners.showState Results&s code=TX

To schedule City inspections, contact the Village of Volente @ 512-250-2075. Plans must be on-site when inspections are being performed.

Plan Review Limitations

This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features and components. This review does not include Dark Sky, Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning.

ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.

Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.



Village of Volente 16100 Wharf Cove

Volente, Texas 78641
Phone/Fax: (512) 250-2075
Email: city.admin@volentetexas.gov
Web: www.volentetexas.gov

PLAN REVIEW

16308 Jackson	Street		Chloe B	utler/ David W	eekley Home	es	6/8/2020
Address:	ress:			licant:			Date:
Village at Volente				2	Α	16	
Subdivision:	-		Section:	Phase:	Block:	Lot	
New Residence				R3	V-E	3	
Project:			Zoning:	Group:	Constructio	n Type:	
<u>REVIEW - CON</u>	<u>DITIONALLY</u>	THE RESERVE AND ADDRESS OF THE PARTY NAMED IN COLUMN TWO PARTY NAMED I					
		<u>Docu</u>	<u>ımentatio</u>	n Submitted			
Docum		Documen		A/E/S Seal	Registration	n#	
Site P		3/10/20					
Founda		2/18/20		PE	75494		
Structural I		2/17/20		PE	72092		
Wind Brad		2/17/20		PE	72092]	
Building [3/10/20					
Roof F		3/10/20					
Electrical		3/10/20					
Energy Con	servation	3/17/20	020				
Comments		<u> </u>					
IRC Chpt. 11 IECC 2009 NEC 406.12	setbacks and surveyor may required prior of the builder is inspector will. The builder is inspector will be site-ver in all areas spall be listed Exceptions: 1. Recept 2. Recept 3. Single dedication one p. 400.7(4. Nongrolinspector will.	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement. No additional information is required prior to permit. The builder is to ensure that the final drainage flows away from the structure per IRC. Inspector will site verify code compliance of drainage. The builder is to ensure compliance with all Village of Volente adopted Ordinances. Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified. In all areas specified in 210.52, all non-locking 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant. Exceptions: 1. Receptacles located more than 5 ½ ft above the floor. 2. Receptacles that are part of a luminaire or appliance. 3. Single receptacles or duplex receptacles for two appliances located within dedicated space for each appliance (qualifying appliance is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8). 4. Nongrounding receptacles used for replacements as permitted in 406.4(D)(2)(a).					
IRC R308.4	Tempered glas walking paths glass appears individual fixed • The ex	ss is required where the g to be neces or operable posed area o	lass will to sary. Ad panel that of the indiv	oe within 2' of ditionally, tem	the finished pered glass Illowing cond larger than 9	floor. A is require itions: square	ng areas, and along Additional tempered ed for glazing in an feet floor

	 The top edge of the glazing is more than 36 inches above the floor One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing. Inspector will site verify.
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. Inspector will site verify.
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
IBC 1609.1.3	Anchorage against overturning, uplift and sliding. Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Tie-downs shall be utilized to secure structure. Inspector shall site verify. Inspector may require verification of code compliance with a letter from a structural engineer.
IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

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Village of Volente

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Email: city.admin@volentetexas.gov
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PLAN REVIEW

16308 Jackson Street	Chloe But	3/10/2020			
Address:	Permit Applicant:				Date:
Village at Volente		2	Α	16	
Subdivision:	Section:	Phase:	Block:	Lot	
New Residence		R3	V-	В	
Project:	Zoning:	Group:	Constructi	on Type:	

REVIEW COMMENTS

This application is denied at this time. The Applicant must address the noted deficiencies and resubmit.

REScheck Report:

 Please provide a REScheck for the addition only, indicating that the materials used to build the addition comply with 2009 International Energy Conservation Code. Applicant can use the free web-based program found at: http://www.energycodes.gov/rescheck.

Foundation:

1. Please provide a Foundation Plan for construction of the Proposed Residence designed by a Licensed Professional Engineer.

Wind Brace Plan:

1. Please provide either a Braced Wall Plan prepared by a Design Professional or a Prescriptive Plan in compliance with 2009 IRC R602.10.1. Per IRC R106.1.1, Where required by the Building Official, Braced Wall Lines shall be identified on the Construction Documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, concerns, or if you require additional information about this report, please do not hesitate to contact me.

Richard Emerson, CBO

Plan Reviewer
ATS Engineers, Inspectors & Surveyors
P. (512) 328-6995
C. (817) 807-5618
F. (512) 328-6996
richard emerson@ats-engineers.com



Village of Volente

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16308 Jackson Street	Chloe But	3/10/2020			
Address:	Permit Applica	Date:			
Village at Volente		2	Α	16	
Subdivision:	Section:	Phase:	Block:	Lot:	•
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Project:	Zoning	Group:	Constructi	on Type:	•

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1. Please provide a Foundation Plan for construction of the Proposed Residence designed by a Licensed Professional Engineer.

Wind Brace Plan:

1. Please provide either a Braced Wall Plan prepared by a Design Professional or a Prescriptive Plan in compliance with 2009 IRC R602.10.1. Per IRC R106.1.1, Where required by the Building Official, Braced Wall Lines shall be identified on the Construction Documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, concerns, or if you require additional information about this report, please do not hesitate to contact me.

Richard Emerson, CBO

Plan Reviewer
ATS Engineers, Inspectors & Surveyors
P. (512) 328-6995
C. (817) 807-5618
F. (512) 328-6996
richard emerson@ats-engineers.com

	 The top edge of the glazing is more than 36 inches above the floor One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing. Inspector will site verify.
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. Inspector will site verify.
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
IBC 1609.1.3	Anchorage against overturning, uplift and sliding. Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Tie-downs shall be utilized to secure structure. Inspector shall site verify. Inspector may require verification of code compliance with a letter from a structural engineer.
IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

INSPECTIONS REQUIRED

House

- 1. Temporary Construction Power Inspection
- 2. Plumbing Rough-In / Foundation Layout Inspection
- 3. Water / Sewer Yard Lines Inspection
- 4. Under Slab Water Distribution Piping Inspection
- 5.
- 6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
- 7. Re-Frame and Insulation (Energy 1) Inspection
- 8.
- 9. Wallboard Inspection
- 10. Gas Test and/or Electrical Service Inspection
- 11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

** Additional Inspections to be performed by others.

- **1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.
- **2. 2009 IECC Compliance Inspection (Duct Leakage Test). Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

http://www.energystar.gov/index.cfm?fuseaction=new homes_partners.showState Results&s code=TX

To schedule City inspections, contact the Village of Volente @ 512-250-2075.

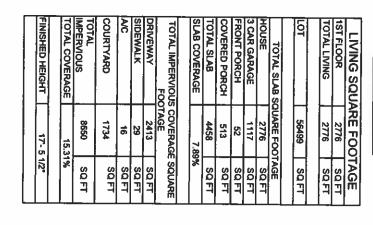
Plans must be on-site when inspections are being performed.

Plan Review Limitations

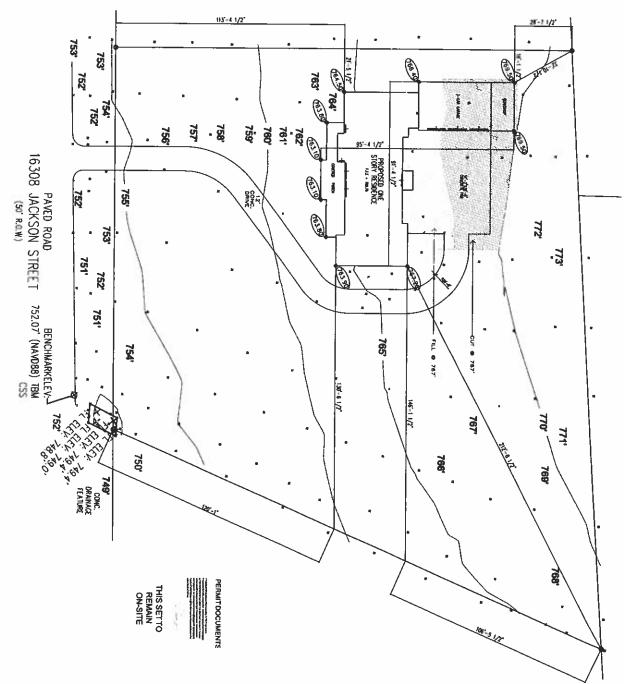
This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the sultability or performance of the proposed systems, features and components. This review does not include Dark Sky, Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning.

ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.

Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.







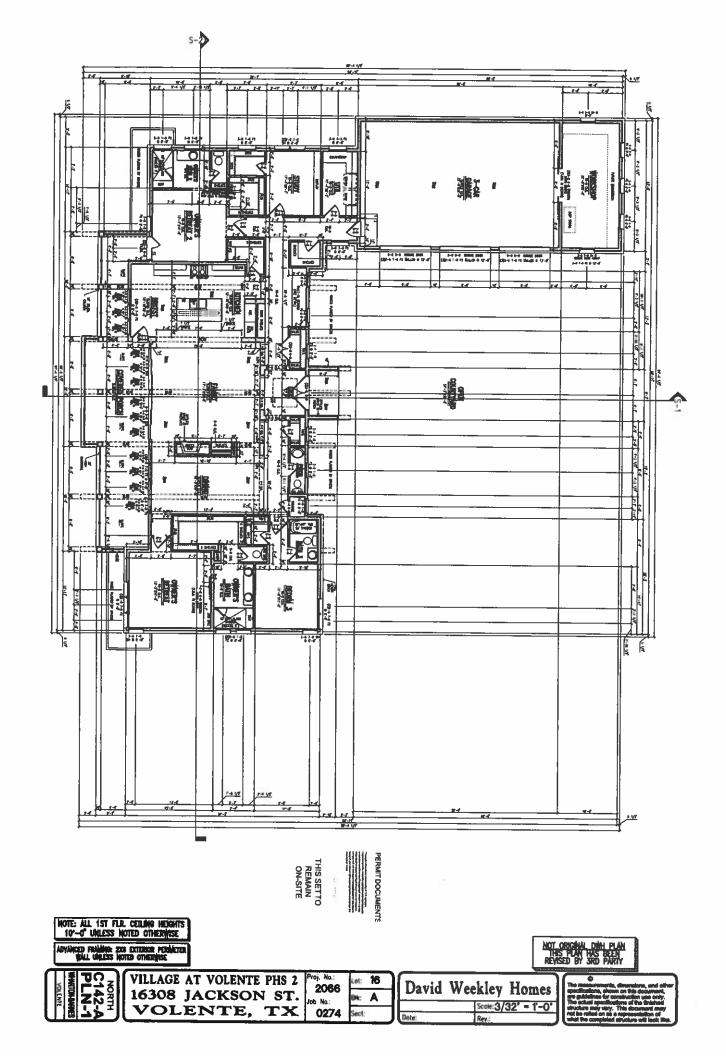


VILLAGE AT VOLENTE PHS 2 Proj. No.: 2066 16308 JACKSON ST. VOLENTE, TX 0274

Lot: 16
Bik: A
Sect:

David Weekley Homes
||Scale: 1" = 30'-0'

© feebley Beaser LP. 2018
The measurements, discountines, and other electronicions, droom no title document, and other electronicions for construction use carry. The extest epoclications of the fireheld structure may very. This document may not be railed on us a representation of what the completed structure will liquid like.



REScheck Software Version 4.6.5

Compliance Certificate

Project

C-142

Energy Code:

2015 IECC

Location:

Austin, Texas

Construction Type:

Single-family

Project Type: Conditioned Floor Area: 2,776 ft2

New Construction

Glazing Area

14%

Climate Zone:

2 (1688 HDD)

Permit Date:

Permit Number:

Construction Site:

16308 Jackson Street Volente, TX

Owner/Agent:

Designer/Contractor:

David Weekley

Compliance: Passes using UA trade-off

Compliance: 11.1% Better Than Code

Maximum UA: 701

Your UA: 623

Maximum SHGC: 0.25

Your SHGC: 0.23

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	2,776	38.0	0.0	0.030	83
Wall 1: Wood Frame, 16" o.c.	2,540	19.0	0.0	0.060	129
Window 1: Vinyl Frame:Double Pane with Low-E SHGC: 0.23	342			0.340	116
Door 1: Solid	28			0.240	7
Door 2: Glass SHGC: 0.22	22			0.340	7
Floor 1: Slab-On-Grade:Unheated	270		0.0	1.042	281

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Annie Pogue - Energy Team

Annie Poque

3/17/2020

Name - Title

Signature

Date

Project Title: C-142 Report date: 03/17/20 Data filename: C:\Users\Annie Pogue\Downloads\c-142.rck

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REScheck Software Version 4.6.5

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Fleid Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			□Complies □Does Not □Not Observable □Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			□Complies □Does Not □Not Observable □Not Applicable	
302.1, 403.7 [PR2] ²	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr Cooling: Btu/hr	Heating: Btu/hr Cooling: Btu/hr	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.iD	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹	Slab edge insulation R-value.	R Unheated Heated	R Unheated Heated	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹	Slab edge insulation depth/length.	ft	ft	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ²	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in, below grade.			□Complies □Does Not □Not Observable □Not Applicable	
403.9 [FO12] ²	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
Door U-factor.	U	U	Complies Does Not	See the Envelope Assemblies table for values.
Glazing U-factor (area-weighted average).	U	U	☐Complies ☐Does Not ☐Not Observable	See the Envelope Assemblies table for values.
			,,	
Glazing SHGC value (areaweighted average).	SHGC:	SHGC:	□Complies □Does Not	See the Envelope Assemblies table for values.
			□Not Observable □Not Applicable	
II-factors of fenestration products			Complies	
are determined in accordance			□Complies □Does Not	
taken from the default table.			□Not Observable □Not Applicable	
			Complies	
instructions.			□Not Observable	
Fenestration that is not site built			☐Complies	
AAMA /WDMA/CSA 101/I.S.2/A440				
or has infiltration rates per NFRC 400 that do not exceed code limits.			□Not Observable □Not Applicable	
IC-rated recessed lighting fixtures			Complies	
and labeled to indicate ≤2.0 cfm				
leakage at 75 Pa.			□Not Observable □Not Applicable	
Supply and return ducts in attics insulated >= R-8 where duct is			Complies	
>= 3 inches in diameter and >=				
return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			□Not Applicable	
Building cavities are not used as ducts or plenums.			□Complies □Does Not	
			□Not Observable	
HVAC piping conveying fluids	R	R	□Complies	
		007 9467	□Does Not	
3.				
Protection of insulation on HVAC			□Complies □	27%
piping.			□Does Not	
			□Not Observable □Not Applicable	
	Glazing U-factor (area-weighted average). Glazing SHGC value (area-weighted average). U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table. Air barrier and thermal barrier installed per manufacturer's instructions. Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits. IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa. Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter. Building cavities are not used as ducts or plenums.	Door U-factor. Glazing U-factor (area-weighted average). Glazing SHGC value (area-weighted average). U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table. Air barrier and thermal barrier installed per manufacturer's instructions. Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits. IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa. Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches in diameter. Building cavities are not used as ducts or plenums. HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3. Protection of insulation on HVAC	Door U-factor. U	Door U-factor. Door U-factor. U

	1000000			
1 High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low impact (Tier 3)

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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ²	Hot water pipes are insulated to ≥R-3.	R+	R	□Complies □Does Not	
9				□Not Observable □Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			□Complies □Does Not	
				□Not Observable □Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ²	All installed insulation is labeled or the installed R-values provided.			□Complies □Does Not	
9	provided.			□Not Observable □Not Applicable	
402.1.1, 402.2.5, 402.2.6	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall	Wood	R Wood	☐Complies ☐Does Not	See the Envelope Assemblies table for values.
[IN3] ¹	exterior, the exterior insulation requirement applies (FR10).	☐ Mass ☐ Steel	☐ Mass ☐ Steel	□Not Observable □Not Applicable	
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			□Complies □Does Not	
				☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R Wood Steel	R Wood Steel	□Complies □Does Not □Not Observable □Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			□Complies □Does Not □Not Observable □Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.	_I 3		□Complies □Does Not □Not Observable □Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R	R	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =	ACH 50 =	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	100
403.3.4 [FI4] ¹	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	cfm/100 ft ²	cfm/100 ft ²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	cfm/100 ft ²	cfm/100	□Complies □Does Not □Not Observable □Not Applicable	
403.3.2.1 FI24] ¹	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable	1010
	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			□Not Applicable □Complies □Does Not □Not Observable □Not Applicable	
103.1.2 FI10] ²	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	1 783-1-33 -1
FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			Complies Does Not Not Observable Not Applicable	
	1 High Impact (Tier 1) 2 Medium I	mpact (Tier 2)	3 Low Impact (Tie	r 3)

Project Title: C-142

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Section #	Final Inspection Provisions	Plans Verified	Field Verified		_
& Req.ID	rmai inspection Provisions	Value	Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.		W	□Complies □Does Not □Not Observable □Not Applicable	
	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.	131		□Complies □Does Not □Not Observable □Not Applicable	
[F128] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermossyphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			□Complies □Does Not □Not Observable □Not Applicable	
[FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			□Complies □Does Not □Not Observable □Not Applicable	
[Fi30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			□Complies □Does Not □Not Observable □Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side B55.1. Potable water-side recovery units < 3 psi for Individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for Individual units connected to three or more showers.			□Complies □Does Not □Not Observable □Not Applicable	
[FI6] ¹ 1	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			□Complies □Does Not □Not Observable □Not Applicable	
404.1.1 [FI23]³ (Fuel gas lighting systems have no continuous pilot light.			□Complies □Does Not □Not Observable □Not Applicable	
	1 High Impact (Tier 1) 2 Medium Ir	mpact (Tier 2)	3 Low Impact (Tie	r 3)

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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			□Complies □Does Not	
				□Not Observable □Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating			□Complies □Does Not	_
	systems have been provided.	<u> </u>		□Not Observable □Not Applicable	

Additional Comments/Assumptions:

_		_			
1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

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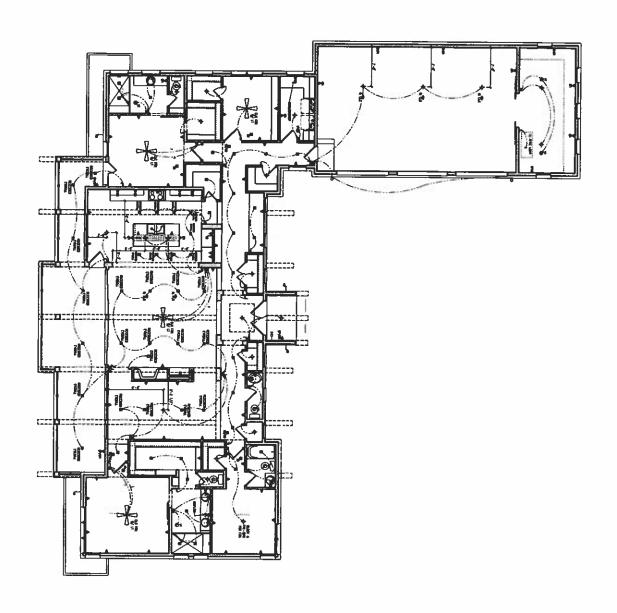


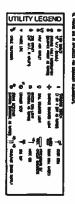
2015 IECC Energy Efficiency Certificate

Date:

Insulation Rating	R-Value	
Above-Grade Wall	19.00	
Below-Grade Wall	0.00	
Floor	0.00	
Ceiling / Roof	38.00	
Ductwork (unconditioned spaces):		
Glass & Door Rating	U-Factor	SHGC
Window	0.34	0.23
Door	0.24	0.22
Heating & Cooling Equipment	Efficiency	-
Heating System:	_	
Cooling System:		
Water Heater:		

Name: _ Comments







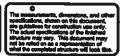


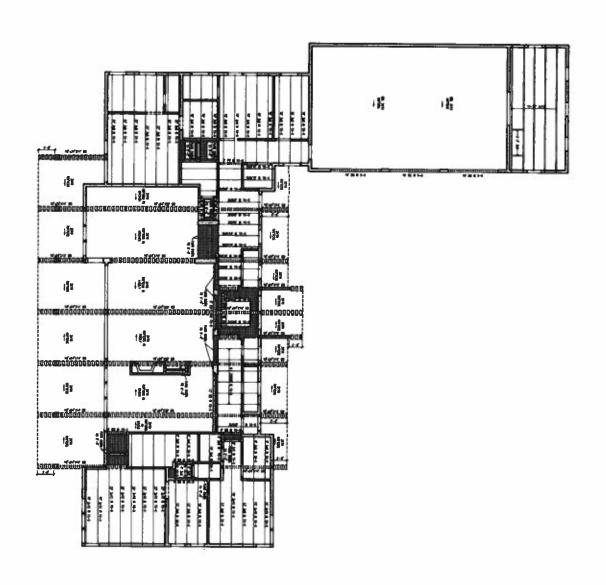


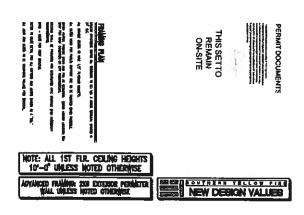
VILLAGE AT VOLENTE PHS 2 16308 JACKSON ST. VOLENTE, TX

roj. No.: **2066** Lot: **16** Bik: 🛕 Job No.: **0274**

David Weekley Homes







HOT ORIGINAL DWH PLAN THIS PLAN HAS BEEN REVISED BY 3RD PARTY



VILLAGE AT VOLENTE PHS 2 16308 JACKSON ST. VOLENTE, TX

Proj. No.: 2066 Job No.: 0274

Lot: 16
Bik: A
Sect:
Date:

David Weekley Homes

The measurements, dimensions, and other specifications, shows on this document, are guidelines for construction are only. The intellegendations of the finished estudies yeary. This document may not be raised on as a representation of what the constants discounters are what the constants discounters are also the constant of the const